



COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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GAIL FARBER, Director

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

July 10, 2012

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

26 July 10, 2012

Sachi A. Hamai
SACHI A. HAMAI
EXECUTIVE OFFICER

**APPROVAL OF FINAL MAP FOR TRACT NO. 62883
AND ACCEPTANCE OF DEDICATIONS IN CONNECTION THEREWITH
IN THE UNINCORPORATED COUNTY AREA OF COVINA
(SUPERVISORIAL DISTRICT 5)
(3 VOTES)**

SUBJECT

This action provides for the approval of the final map for Tract No. 62883, in the unincorporated County area of Covina, and acceptance of dedications as indicated on the final map for Tract No. 62883.

IT IS RECOMMENDED THAT YOUR BOARD:

1. Make findings as follows:

- a. That the subdivider has met and performed all applicable requirements and conditions imposed pursuant to the State Subdivision Map Act (Government Code Section 66410 et seq.) and the Los Angeles County Code including Title 21—the Subdivision Ordinance.
- b. That the proposed subdivision is in substantial compliance with the previously approved tentative map.
- c. That division and the development of the property, in the manner set forth on the approved tentative map for this subdivision, will not unreasonably interfere with the free and complete exercise of any rights of way or easements owned by any public entity and/or public utility, in accordance with to Section 66436(a)(3)(A)(i viii) of the State Subdivision Map Act.

- d. That each tenant of the proposed condominium and each person applying for the rental of a unit therein has received or will have received all applicable notices and rights now or hereafter required by Chapters 2 and 3 of Division 2 of Title 7 of the California Government Code.
 - e. That each of the tenants of the proposed condominium has received or will receive each of the notices described in Subsections (a)(2)(A) through (a)(2)(F) of Section 66427.1 of the California Government Code.
2. Approve the final map for Tract No. 62883.
 3. Accept grants and dedications as indicated on the final map for Tract No. 62883.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended action is to approve the final map for Tract No. 62883. A tentative tract map for this subdivision was approved by the Hearing Officer of the Department of Regional Planning on October 16, 2007. The subdivider has complied with all requirements imposed as a condition of the approval of the tentative map, and the final map is in substantial compliance with the approved tentative map.

Pursuant to the State Subdivision Map Act, a local agency must approve a final map if the subdivider has complied with all applicable requirements of State and local law and the legislative body finds that the final map is in substantial compliance with the approved tentative map.

Implementation of Strategic Plan Goals

The Countywide Strategic Plan directs the provision of Operational Effectiveness (Goal 1) by coordinating with other departments to ensure that this final map is in compliance with all conditions of the previously approved tentative map.

FISCAL IMPACT/FINANCING

There will be no impact to the County General Fund. The 23 condominium units created by the recordation of this final map will provide additional property tax revenue.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The approval of the final map is subject to the following provisions of the State Subdivision Map Act (Government Code Section 66410, et seq.):

Government Code Section 66458(a) provides: "The legislative body shall, at the meeting at which it receives the map or, at its next regular meeting after the meeting at which it receives the map, approve the map if it conforms to all the requirements of this chapter and any local subdivision ordinance applicable at the time of approval or conditional approval of the tentative map and any rulings made thereunder. If the map does not conform, the legislative body shall disapprove the map."

Government Code Section 66473 provides, in pertinent part: "A final map shall be disapproved only for failure to meet or perform requirements or conditions which were applicable to the subdivision at the time of approval of the tentative map; and provided further that such disapproval shall be

accompanied by a finding identifying the requirements or conditions which have not been met or performed."

Government Code Section 66474.1 provides: "A legislative body shall not deny approval of a final or parcel map if it has previously approved a tentative map for the proposed subdivision and if it finds that the final or parcel map is in substantial compliance with the previously approved tentative map."

Government Code Section 66436(a)(3)(A)(i) provides: "A statement, signed and acknowledged by all parties having any record title interest in the subdivided real property, consenting to the preparation and recordation of the final map is required, except in the following circumstances: . . . (3) Signatures of parties owning the following types of interests may be omitted if their names and the nature of their respective interests are stated on the final map: (A) (i) Rights-of-way, easements or other interests which cannot ripen into a fee, except those owned by a public entity, public utility, or subsidiary of a public utility for conveyance to the public utility for rights-of-way. If, however, the legislative body or advisory agency determines that division and development of the property in the manner set forth on the approved or conditionally approved tentative map will not unreasonably interfere with the free and complete exercise of the public entity or public utility right-of-way or easement, the signature of the public entity or public utility may be omitted."

Government Code Section 66427.1(a) provides: "The legislative body shall not approve a final map for a subdivision to be created from the conversion of residential real property into a condominium project, a community apartment project, or a stock cooperative project, unless it finds as follows:

(1) Each tenant of the proposed condominium, community apartment project, or stock cooperative project, and each person applying for the rental of a unit in the residential real property, has received or will have received all applicable notices and rights now or hereafter required by this chapter or Chapter 3 (commencing with Section 66451).

(2) Each of the tenants of the proposed condominium, community apartment project, or stock cooperative project has received or will receive each of the following notices:

"(A) Written notification, pursuant to Section 66452.18, of intention to convert, provided at least 60 days prior to the filing of a tentative map, pursuant to Section 66452.

(B) Ten days' written notification that an application for a public report will be, or has been, submitted to the Department of Real Estate, that the period for each tenant's right to purchase begins with the issuance of the final public report, and that the report will be available on request.

(C) Written notification that the subdivider has received the public report from the Department of Real Estate. This notice shall be provided within five days after the date that the subdivider receives the public report from the Department of Real Estate.

(D) Written notification within ten days after approval of a final map for the proposed conversion.

(E) One hundred eighty days' written notice of intention to convert, provided prior to termination of tenancy due to the conversion or proposed conversion pursuant to Section 66452.19, but not before the local authority has approved a tentative map for the conversion. The notice given pursuant to this paragraph shall not alter or abridge the rights or obligations of the parties in performance of their covenants, including, but not limited to, the provision of services, payment of rent, or the obligations imposed by Sections 1941, 1941.1, and 1941.2 of the Civil Code.

(F) Notice of an exclusive right to contract for the purchase of his or her respective unit upon the same terms and conditions that the unit will be initially offered to the general public or terms more favorable to the tenant pursuant to Section 66452.20. The exclusive right to purchase shall commence on the date the subdivision public report is issued, as provided in Section 11018.2 of the Business and Professions Code, and shall run for a period of not less than 90 days, unless the tenant gives prior written notice of his or her intention not to exercise the right."

The proposed map consists of 38,280 square feet and creates one multi-family residential lot with condominium conversion of 23 attached condominium units in 2 buildings.

All applicable notices have been received or will have been received by each tenant of the proposed condominium or person applying for the rental of a unit therein as required by the above-referenced statutes and the conditions of approval.

The final map has been reviewed by the Department of Public Works (Public Works) for mathematical accuracy, survey analysis, title information, and for compliance with local ordinances and the State Subdivision Map Act. Public Works' review indicates that the subdivision is substantially the same as it appears on the approved tentative map, that all State and local provisions and legal requirements have been met on this final map, and that the final map is technically correct.

All agreements and improvement securities, which were required as a condition of the approval of the final map, have been accepted on behalf of the County by the appropriate official.

ENVIRONMENTAL DOCUMENTATION

Tract No. 62883 qualifies for a categorical exemption since it meets the criteria set for in Class I of the California Environmental Quality Act guidelines.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

There will be no negative impact on current County services or projects as a result of approving the final map for Tract No. 62883.

CONCLUSION

Please return one adopted copy of this letter to the Department of Public Works, Land Development Division.

The Honorable Board of Supervisors

7/10/2012

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Respectfully submitted,

A handwritten signature in cursive script that reads "Gail Farber".

GAIL FARBER

Director

GF:DH:la

c: Chief Executive Office
County Counsel
Department of Regional Planning
Executive Office